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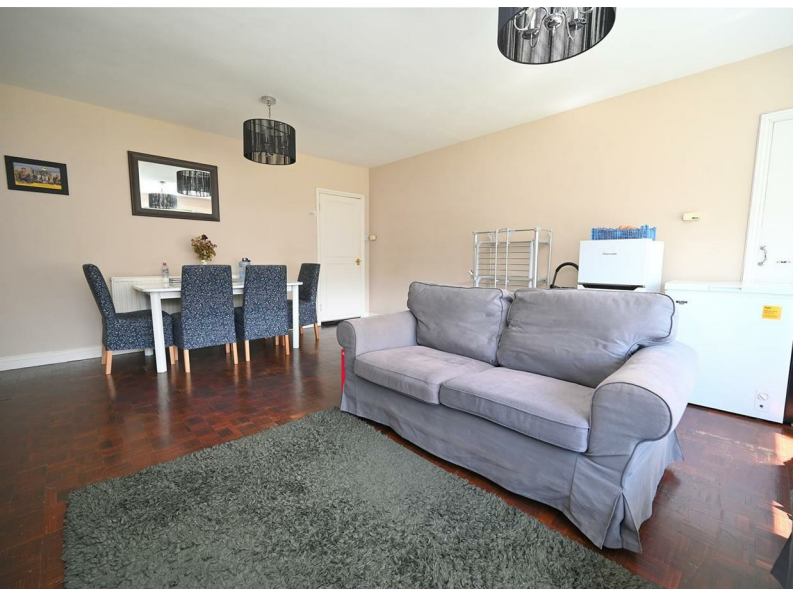


73 Chadbrook Crest Richmond Hill Road

Edgbaston, Birmingham, B15 3RN

£175,000

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PROPERTY DESCRIPTION

A well-situated second floor apartment in a delightful and private tree lined location in sought after Edgbaston. Double glazing as specified, hall with cloaks/store cupboard, living/dining room, fitted kitchen, two bedrooms with built in wardrobes, shower room, garage in separate block, extended lease and no upward chain.

Chadbrook Crest is very well situated between Richmond Hill Road and Harborne Road. It is close to local shops in Chad Square, also regular transport services along Harborne Road leading through to comprehensive City Centre leisure, entertainment and shopping facilities. Further excellent amenities are available on and around Harborne High Street, and it is readily accessible to the Queen Elizabeth Hospital, the University of Birmingham and Harborne Leisure Centre.

The property itself is situated on the second floor of this purpose-built low rise section, set in delightful and mainly lawned landscaped grounds with mature trees, borders and some communal parking facilities. Approach from Brook Road is via an open staircase for access to all floors.







Entrance door with spyhole leads into:

ENTRANCE HALL
Having UPVC double glazed window, ceiling light point, parquet flooring and built-in storage cupboard.

KITCHEN
3.29m max x 2.25m max (10'9" max x 7'4" max)
Having vinyl flooring, a range of wall and base units with worktop over, UPVC double glazed window, electric oven, gas hob and extractor fan over, ceiling light point, radiator, partial tiling to walls, single bowl sink drainer with mixer tap over and plumbing for washing machine. Storage cupboard housing Ideal gas boiler.

LIVING/DINING ROOM
5.59m max x 4.47m max (18'4" max x 14'7" max)
Having parquet flooring, two ceiling light points, UPVC double glazed window, built in shelving, radiator and fire escape door.

INNER HALL
Having ceiling light point, coving to ceiling and built-in storage cupboard.

BEDROOM ONE
4.49m max x 3.44m max (14'8" max x 11'3" max)
Having UPVC double glazed window, ceiling light point, radiator and built-in storage cupboard.

BEDROOM TWO
3.74m max x 2.73m max (12'3" max x 8'11" max)
Having UPVC double glazed window, radiator, ceiling light point, fire escape door and built-in storage cupboard.

SHOWER ROOM
Having vinyl flooring, low flush WC, fully tiled shower cubicle with wall mounted showerhead, ceiling light point, towel rail, hand wash basin with mixer tap over and storage below, partial tiling to walls and UPVC double glazed window.

OUTSIDE
There is a garage in separate block.

ADDITIONAL INFORMATION
Council Tax Band: C
Tenure: We have been advised the property is leasehold with 122 years remaining and a service charge of £2,399.36 per annum.









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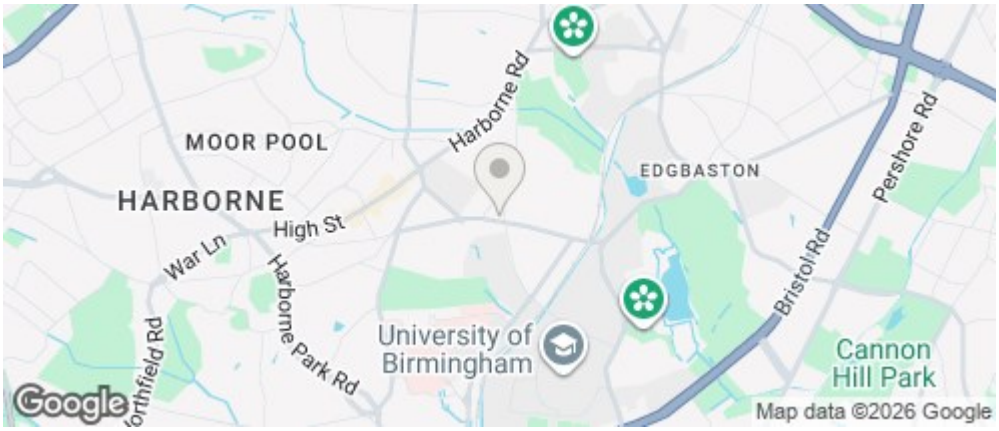




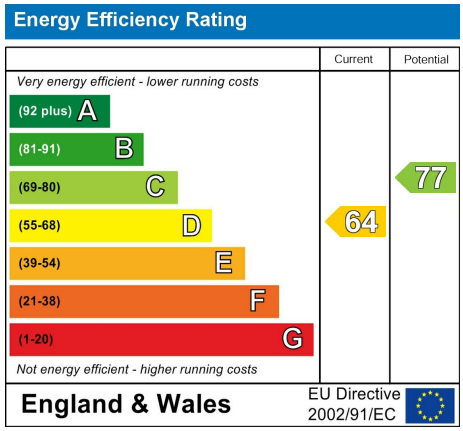
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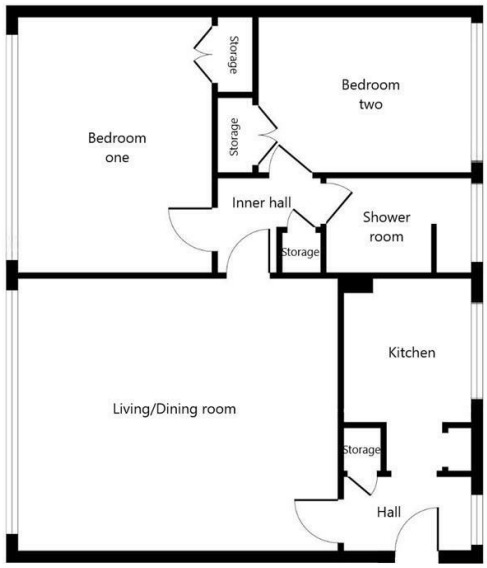
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



73 Chadbrook Crest

Measurements are approximate. Not to scale. Illustrative purposes only.

DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.